

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Thursday, July 07, 2016 9:19 AM
To: Public Hearing
Subject: FW: Zoning and Development By-law amendments: 445 Kingsway and 2395 St. George Street

From: Amy Do s.22(1) Personal and Confidential
Sent: Wednesday, July 06, 2016 11:11 PM
To: Correspondence Group, City Clerk's Office
Subject: Zoning and Development By-law amendments: 445 Kingsway and 2395 St. George Street

Hi Mayor and Council,

Regarding the public hearing on July 12, 2016 pertaining to the amendments to the Zoning and Development By-law, concerning the 445 Kingsway and 2395 St. George Street proposal, I just have a concern regarding access to the new building. With 109 market rental units, more trips to and from the site will be generated. Currently, it is difficult for south bound vehicles on St. George Street to make left and right turns onto Kingsway due to inadequate turning sight distance caused by the curve on Kingsway east of Saint George. With future added trips, more vehicles will be making turns at this intersection. Proper intersection controls should be implemented here to facilitate these turns given the limited sight distance.

I would like a follow-up from the City of Vancouver regarding the developer's consideration of this intersection.

Amy Do

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Monday, July 04, 2016 1:23 PM
To: Public Hearing
Subject: FW: Comments on proposed building at 2395 St George Street
Attachments: Letter to City Council.docx

From: Lori Harkins s.22(1) Personal and Confidential
Sent: Monday, July 04, 2016 1:13 PM
To: Correspondence Group, City Clerk's Office
Subject: Comments on proposed building at 2395 St George Street

Please see my comments attached to this email.
Lori

To Mayor & Council:

I'd like to raise a concern about the proposed zoning change to permit the mixed-use building at 2395 St George Street.

I live across the street in the s.22(1) Personal and Confidential in a row house. Our building, which is over 100 years old, has 6 units. We don't have a lane in our back yard and so our only parking is on the street in front of our building.

Presently parking here is at a premium. It is not uncommon to have to park far away from our house. People visiting friends on 12th Avenue often park in our spaces (which is designated residents only). People across the street from us, even though they have some parking spaces on their property, still park on our side of the street. The parking across the street from nearby Robson Park around the corner has become resident only permit parking, further reducing parking availability. The corner of St George and 13th Avenue also houses a Family Place and a Boys and Girls Club. Needless to say, parking in our area is already at its limit.

My concern is that once the building, containing 109 rental units and retail stores, is built, parking will be stressed beyond capacity. I'm assuming that there will be parking space for 109 units, although that is not always a given these days. Where will the renters who do not have a space, people who come to visit friends, and customers for the businesses park? Likely they will be parking anywhere they can find space which means that the parking situation, which is already at its limit, will be well beyond capacity.

My other concern is the safety of children on the street. Drivers often speed down our street, using it as a shortcut between 12th Avenue and Kingsway. With the increased traffic this building will bring, it will likely become even more unsafe. Consideration needs to be given on how to address this safety concern, since every day there are children at play along this street. At the very least, speed bumps should be installed.

What measures will you be taking to prevent this situation from happening before approving this zoning change?

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Monday, July 04, 2016 1:18 PM
To: Public Hearing
Subject: FW: Zoning change C-2 to CD-1, 445 Kingsway and 2395 St. George St.

From: Greg Green s.22(1) Personal and Confidential
Sent: Monday, July 04, 2016 12:33 PM
To: Correspondence Group, City Clerk's Office
Subject: Zoning change C-2 to CD-1, 445 Kingsway and 2395 St. George St.

I live in the 2800 block St. George St. in a long-established row house coop and I am concerned with the proposed development on the corner of this primarily residential street. Over the past 12 years I've seen ever increasing pressure on it and the portion of the neighbourhood around Robson Park, not to mention all the turmoil that densification has caused nearby further towards Broadway along Kingsway. Despite efforts at traffic-calming, the section of the street between 12th Ave. and Kingsway is an often-used short cut for drivers deciding that Kingsway might be quicker than 12th and vice-versa, on a short street that hosts a Boys and Girls Club with after-school care and a Family Place across the street. The posted speed limit of 30 Km. is consistently ignored. It's also an oft-used route for bicyclists going to and from the 10th Ave cycle route.

Parking for us is a huge problem. The city deciding that what was a duplex in the 2800 block could be developed as a quad after a fire showed little regard for the neighbours' needs. Increasing pressure on parking was the city's granting resident permit parking along 13th Ave. across from the park, which is their right, I suppose, but did the City consider the ripple effect on those less affluent around the corner on St. George? I know that the enforcement of their permit parking has been more diligent and timely than our long-ago granted resident-only ever has been. Robson Park at times requires a lot of parking, too, for events such as micro soccer.

I'm concerned that this neighbourhood is having its pleasantness destroyed. Kingsway is becoming a noisy tunnel. And you'd better do something about the visibility at the intersection at St. George for all users, especially the hedge on the north-east corner.

I applaud the City's attempt to supply secured market rental units. I am concerned however that there may not be sufficient parking supplied for those new residents and for those new businesses and their customers, increasing the pressure on those of us who live here now. And I really wonder, given what our experience has been with the Hyundai dealership with them often taking up all parking available on both sides of St. George from 13th to Kingsway, what any new retailers will be like.

Thanks for the opportunity to express my concerns regarding this proposed project.

Ludwig, Nicole

From: Correspondence Group, City Clerk's Office
Sent: Monday, July 04, 2016 9:55 AM
To: Public Hearing
Subject: FW: 445 Kingsway and 2395 St. George Street

From: Marco Cimmarusti s.22(1) Personal and Confidential
Sent: Friday, July 01, 2016 4:46 PM
To: Correspondence Group, City Clerk's Office
Subject: 445 Kingsway and 2395 St. George Street

To Vancouver city council,

Hello I am the owner of s.22(1) Personal and Confidential and i am representing the owners of s.22(1) Personal and Confidential

We are all against this proposed new building that will completely destroy the value of our properties. This is a very poorly thought out concept since a 75.5 foot building right behind our houses will not only destroy our privacy but it will also block the southern exposure of the sun. It's fairly obvious that this will impact the value of our properties but my question is why isn't it obvious to the Vancouver city council? We all know that in this city the common person means absolutely nothing but this massive failure to see the obvious is upsetting and ridiculous. Obviously let me repeat we are against this proposal and want it to be rejected.

Unfortunately we all know that Vancouver city council is more concerned about big business and bike lanes no one wants or asked for than the actual needs and wants of it's people so we offer and ask an alternative. Since we know that big business always wins instead of the will of the people with Vancouver city hall we ask that if this proposal does go through that you will change the zoning of our houses (land) to a commercial status so we can attract a developer and recuperate the obvious lost value of our properties once this monstrosity will be built.

Thank you,

Victor Yurtsun